

# **Annual PKID Meeting: Circle G III PKID 07-06**

**Wednesday January 30, 2013**

**7:00 – 8:00 p.m.**

**Public Works Assembly Room**

**Gilbert Staff:** Rick Acuna, Ryan Blair, Melanie Dykstra, Jason Kerby, Laura Lorenzen, Linda Tunney, recorder

**Attendees:** Sharyn & Bob Crawford, Noreen Eckblad, Steve Gunnell, Don Hicks, David Jeffers, Cyndi Pomer, Marvin & Londa Richards, Rhonda & Ted Shobe, Ann Vestal, Cheryl Walters, Dean Whitney

## **Staff Contacts:**

- Maintenance -Rick Acuna - (480) 503-6268 - [rick.acuna@gilbertaz.gov](mailto:rick.acuna@gilbertaz.gov)
- Improvements - Ryan Blair - (480) 503-6906 – [ryan.blair@gilbertaz.gov](mailto:ryan.blair@gilbertaz.gov)
- General Questions - Rob Giles - (480) 503-6824 - [rob.giles@gilbertaz.gov](mailto:rob.giles@gilbertaz.gov)
- Budget - Laura Lorenzen - (480) 503-6868 - [laura.lorenzen@gilbertaz.gov](mailto:laura.lorenzen@gilbertaz.gov)

## **1. Welcome:**

- **Introduce staff**

Melanie Dykstra Interim Parks & Recreation Director introduced staff in attendance. Ryan Blair is from the CIP team and beside him is Jason Kerby who has been completing CIP projects on behalf of PKID's for 5 years and it will transition over to Ryan. Rick Acuna is from Parks and he oversees PKID's maintenance and is your main contact. Linda Tunney is from Parks & Recreation and she will be preparing the minutes so that they can be posted to the website. Laura Lorenzen is from the budget office, and if you have questions about the assessment she can assist with that.

- **Welcome new attendees**

Melanie Dykstra welcomed everyone to the Circle G III PKID meeting.

- **Overview of PKID process**

Melanie Dykstra asked if anyone here was new to the PKID process. She stated that she could give a general overview if those in attendance requested it, but that was skipped because everyone was familiar with the process.

## **2. Common Walls:**

No discussion at this time. (See Item 4 Questions.)

## **3. Landscape Master Plan Improvements:**

Jason Kerby stated that the last remaining piece off Lindsay and Guadalupe to the canal is now finished.

- **Review improvements remaining**

Ryan Blair reviewed the options:

Option 1 will cost \$120,000 to do the entire basin with all new infrastructure, new pipes, valves, new granite, shrubs, and trees. The turf will be restored.

Option 2 will cost \$112,000 to do the same area but only do granite with all new infrastructure, new drip system, emitters, new trees, however the only stipulation is that the granite must be done first before the turf.

Option 3 will cost \$16,500 to just do the turf areas.

Jason Kerby stated that if you do granite and turf separately it does cost a little more due to mobilization costs.

The homeowners wanted to know if the oleander buffer will stay. Rick Acuna said that all of the healthy trees will stay. The oleanders will be looked at, but there may be other types of plant material that can give you that same type of buffer zone if you really want to leave them. We can look at the master plan for the trees in that area.

The homeowners asked if there was any other option besides granite, especially since many families walk there a lot and their kids like to play there. The concern was the granite will get pushed everywhere. Rick Acuna stated that there is a border that will help keep the rock inside. The usable turf will stay. The granite would be just along the back side of the slope.

Jason Kerby suggested that we pull the turf off the wall 3 to 4 feet and make a buffer. He asked how many trees are there. Rick Acuna said the trees are heaviest in the area north and east. He said that the whole issue is to get a drip system for the trees. Jason Kerby suggested that we modify the plan if needed, but he would like to take a look at the area.

- **Determine if homeowners want improvements**

Melanie Dykstra stated that we need to take a vote now to actually be able to move forward. If there is a yes vote to make any improvements you can discuss a plan. We can take a vote by a raise of hands or by written ballot. We also have some proxy votes to count.

By a show of hands homeowners voted 3-7, which included the proxy votes, not in favor of undertaking improvements.

Melanie Dykstra explained the process again and informed the homeowners that they cannot discuss anything further because the vote came back not in favor of doing any improvements at this time.

- **Ranking of improvements**

No discussion.

- **Determine FY2014 assessment**

No discussion.

#### **4. Questions:**

The homeowners asked about a light that was out due to being damaged and if they could add additional lighting for security. Rick Acuna stated that the light was damaged by a car and that it will be repaired.

The homeowners asked if they could add more lights. Melanie Dykstra stated that you would need to go thru the master plan process to make any changes.

The homeowners asked if they could talk about repairing walls. Melanie Dykstra stated it is a common theme about the walls being repaired throughout the PKID meetings. She is going to explore the walls and see if they can be part of maintenance. She can get information on the costs and have it evaluated. The code indicates that it is 50% homeowner responsibility and 50% PKID when a wall is damaged. She stated that if damage was caused by a contractor to the wall, to contact Rick Acuna.

The homeowners asked if they could change the master plan. Rick Acuna stated yes they could but that they would have to go through the process and get a 51% vote and pay for a landscape architect and go before council to make any major changes.

#### **Action items:**

Melanie Dykstra stated that the following will be explored: 1) wall repairs, 2) how to change the Master plan, and 3) options to amend light issues. Updated emails will be sent to homeowners.

**Meeting was adjourned at 7:35 p.m.**